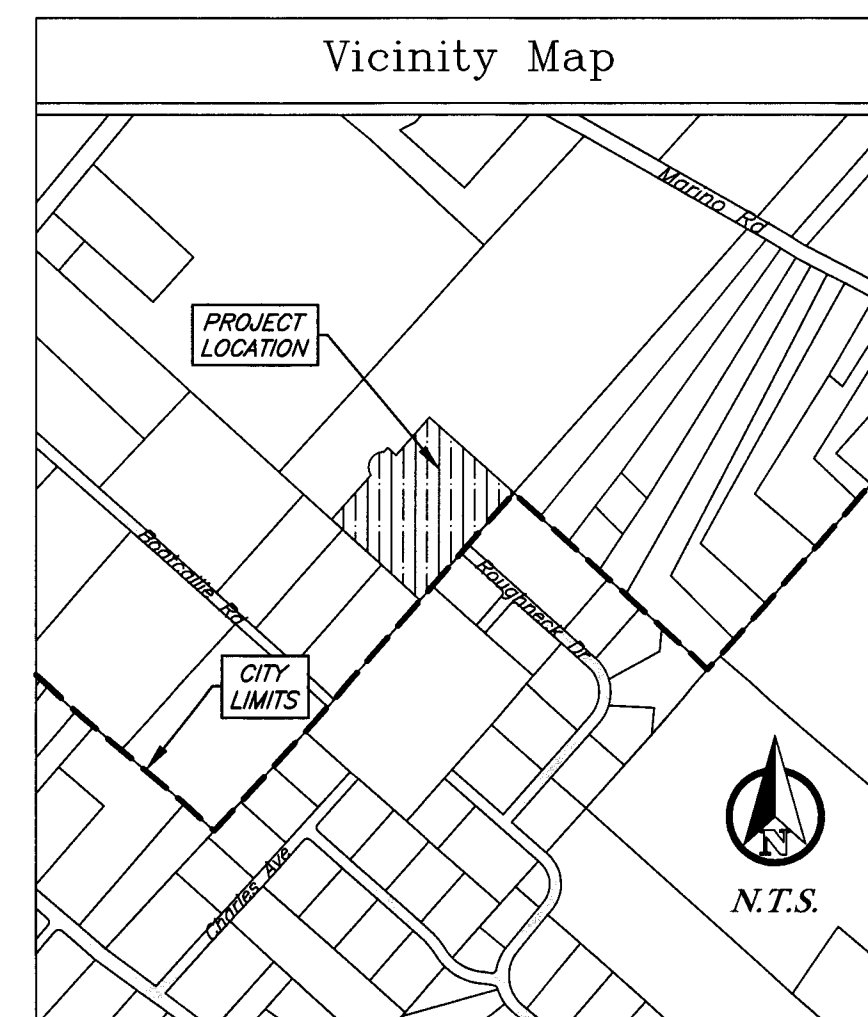


CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	91.04'	80.00'	65° 12' 07"	N 59° 20' 51" E	86.21'	51.16'
C2	133.52'	85.00'	90° 00' 00"	S 1° 29' 17" E	120.21'	85.00'
C3	91.04'	80.00'	65° 12' 06"	N 62° 19' 25" W	86.21'	51.16'
C4	78.85'	80.00'	56° 28' 09"	S 29° 17' E	75.69'	42.96'



General Notes:

1. Current owner is Carrabba Brothers, Ltd., PO Box 663, Bryan, Texas 77806, (979) 778-8850.
2. This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas, and Incorporated areas, Map No. 48041C0205E, effective May 16, 2012.
3. The topography shown is from field survey data.
4. Basis of bearings is the monumented northern line of Carrabba Industrial Park Phase 7B, according to the Brazos County Plat Vol. 11118, Pg. 129 of the Official Records of Brazos County, Texas. Record bearing: N43°30'43"E.
5. Water service will be provided by Wickson Creek Special Utility District.

FINAL PLAT

*CARRABBA INDUSTRIAL
PARK ~ PHASE 10A*

*Being a 11.029 Acre Tract of
Stephen F. Austin League No. 10, A-63
Bryan, Brazos County, Texas*

February 2014

Owner:
Carrabba Brothers, Ltd.
PO Box 663
Bryan, TX 77806

CEC
Surveyor:
KLING ENGINEERING & SURVEYING
A DIVISION OF
**CIVIL ENGINEERING
CONSULTANTS**
4101 S. Texas Avenue Suite A
Bryan, Texas 77802
(979) 846-6212
Texas Firm Registration Number
Engineering F-2214 & Surveying 1004

Engineer:
 **J4 Engineering**
307 South Main, Suite 206
PO Box 5192
Bryan, TX 77805
979-739-0567
TRF E.0051

Development
Services
FEB 12 2014
RECEIVED

RECEIVED

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Grant Carrabba, President of GRT Interest LLC, owner of the 11.029 acre tract shown on this plat, being the portion of the 34.925 acre tract of land as conveyed in the Deeds Records of Brazos County in Volume 339, Page 40, and whose name is subscribed hereto, dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Grant Carrabba, President—GRT Interest LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Grant Carrabba, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____
20____.

Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, S.M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground.

S.M. Kling, R.P.L.S. No. 2703

APPROVAL OF THE CITY PLANNER

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20____.

City Planner, Bryan, Texas

CERTIFICATE OF CITY ENGINEER

I, _____, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20_____.

City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 20____ and same was duly approved on the _____ day of _____, 20____ by said Commission.

Chair, Planning & Zoning Commission, Bryan, Texas

APPROVAL OF THE COMMISSIONERS COURT

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas as the Final Plat of such subdivision on the _____ day of _____, 20____.

Signed this the ____ day of _____, 20____.

County Judge, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Official Records of Brazos County in Volume _____ Page _____.

County Clerk, Brazos County, Texas